

# 30381-1 189 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Margaret O. van Reuth and  
I, or we, Arthur G. van Reuth, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 1802.3b (205.3) to permit a side setback of 7' in lieu of the required 15'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Topography at rear of lot makes it impractical to construct a free standing garage.
2. Garage would be situated adjacent to 21 FEET wide open area intended to provide access to open space which has in the nine years since its creation proved to be unused.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser  
Arthur G. van Reuth  
Margaret O. van Reuth  
Margaret O. van Reuth, legal owner  
Address: 1104 W. Joppa Road  
Towson, Md. 21204  
Petitioner's Attorney  
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day

of April 1980 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12th day of June, 1980, at 9:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 26, 1980

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
TOWSON, MARYLAND 21204

ofo  
Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. & Mrs. Arthur G. van Reuth  
1104 West Joppa Road  
Towson, Maryland 21204

RE: Item No. 189  
Petitioners - Arthur G. van Reuth,  
et ux  
Variance Petition

Dear Mr. & Mrs. van Reuth

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:hk

RE: PETITION FOR VARIANCE  
N/S of Joppa Rd., 200'  
W of Greenwood Rd., 9th District  
ARTHUR G. VAN REUTH, et ux,  
Petitioners  
BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 80-251-A

### ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Deputy People's Counsel  
John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 19th day of May, 1980, a copy of the foregoing Order was mailed to Mr. and Mrs. Arthur G. Van Reuth, 1104 W. Joppa Road, Towson, Maryland 21204, Petitioners.

John W. Hession, III  
John W. Hession, III

## BALTIMORE COUNTY

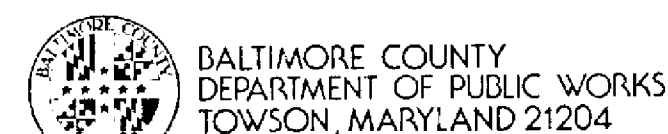
### ZONING PLANS

### ADVISORY COMMITTEE



### PETITION AND SITE PLAN

### EVALUATION COMMENTS



HARRY J. PISTEL, P.E.  
DIRECTOR

April 22, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #189 (1979-1980)  
Property Owner: Arthur G. & Margaret O. van Reuth  
N/S Joppa Rd. 200' W. Greenwood Rd.  
Existing Zoning: DR 2  
Proposed Zoning: Variance to permit a side setback of 7' in lieu of the required 15'.  
Acres: 0.385 District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

#### General:

Baltimore County highway and utility improvements are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

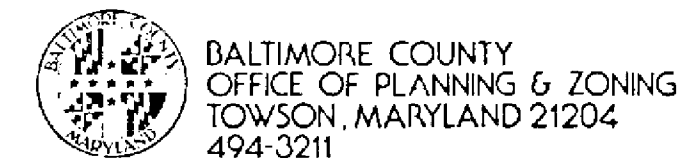
This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 189 (1979-1980).

Very truly yours,

ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss

S-SE Key Sheet  
42 NW 3 Pos. Sheet  
NW 11 A Topo  
69 Tax Map



JOHN D. SEYFFERT  
DIRECTOR

May 7, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #189, Zoning Advisory Committee Meeting, April 1, 1980, are as follows:

Property Owner: Arthur G. and Margaret O. van Reuth  
Location: N/S Joppa Road 200' W. Greenwood Road  
Existing Zoning: D.R.2  
Proposed Zoning: Variance to permit a side setback of 8' in lieu of the required 15'  
Acres: 0.385  
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley, III  
John L. Wimbley  
Planner III  
Current Planning and Development

Mr. & Mrs. Arthur G. van Reuth  
1104 West Joppa Road  
Towson, Maryland 21204

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

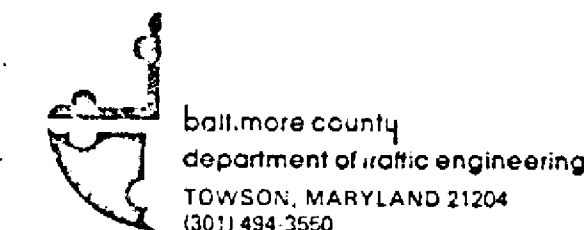
Your Petition has been received and accepted for filing this 2nd day of April, 1980.

WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner Arthur G. van Reuth, et ux

Petitioner's Attorney

Reviewed by: Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee



STEPHEN E. COLLINS  
DIRECTOR

May 6, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

This department has no comment on Items No. 183, 185, 186, 187 and 189 with regard to the Zoning Advisory Committee Meeting of April 1, 1980.

Very truly yours,

Michael S. Flanigan  
Engineer Associate II

MSF:bza

RECEIVED FOR FILING  
DATE June 13, 1980

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of June, 1980, that the herein Petition for the Variance(s) to permit a side yard setback of 7 feet in lieu of the required 15 feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

*Jan M. H. Jones*  
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204  
DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

May 8, 1980

Mr. William E. Hammond  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #189, Zoning Advisory Committee Meeting of April 1, 1980, are as follows:

Property Owner: Arthur G. & Margaret O. van Reuth  
Location: N/S Joppa Rd. 200' W Greenwood Rd.  
Existing Zoning: D.R. 2  
Proposed Zoning: Variance to permit a side setback of 8' in lieu of the required 15'.  
Acres: 0.385  
District: 9th

Metropolitan water and sewer exist; therefore, no health hazards are anticipated.

Very truly yours,  
*Ian J. Forrest*  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJF/fth

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: April 11, 1980  
FROM: Ted Burnham  
SUBJECT: Zoning Advisory Committee Meeting of April 1, 1980

ITEM #155 (Revised) No Comment - All dwellings existing  
ITEM #183 Applicant shall obtain a permit - See comments  
ITEM #184 See comments  
ITEM #185 Standard comments  
ITEM #186 See comments  
ITEM #187 See comments  
ITEM #188  
ITEM #189 Standard comments

*Charles E. Burnham*  
Ted Burnham, Chief  
Plans Review

TB:rrj



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. RENCKE  
CHIEF

April 23, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Arthur G. & Margaret C. Van Reuth

Location: N/S Joppa Road 200' W. Greenwood Road

Item No: 189

Zoning Agenda: Meeting of April 1, 1980

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Pat J. Kelly* 4/11/80 Noted and Approved: *Paul H. Rencke*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 27, 1980

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: April 1, 1980

RE: Item No: 184, 185, 186, 187, 189, 183  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,  
*Wm. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

### PETITION FOR VARIANCE

9th District

ZONING: Petition for Variance for side yard setback  
LOCATION: North side of Joppa Road, 200 feet West of Greenwood Road  
DATE & TIME: Thursday, June 12, 1980 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 7 feet in lieu of the required 15 feet

The Zoning Regulations to be excepted as follows:

Section 1B02.3.B (205.3) - side yard setbacks  
All that parcel of land in the Ninth District of Baltimore County

Being the property of Arthur G. vanReuth, et ux, as shown on the plat plan filed with the Zoning Department

Hearing Date: Thursday, June 12, 1980 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond  
Zoning Commissioner Date: May 21, 1980  
FROM: John D. Seyffert, Director  
Office of Planning and Zoning  
SUBJECT: Petition No. 80-251-A Item 189

Petition for Variance for side yard setback  
North side of Joppa Road, 200 feet West of Greenwood Road  
Petitioner: Arthur G. vanReuth, et ux

Ninth District

HEARING: Thursday, June 12, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

*John D. Seyffert*  
John D. Seyffert, Director  
Office of Planning and Zoning

JDS:JGH:ab

May 11, 1980

Mr. & Mrs. Arthur G. Van Reuth  
1104 W. Joppa Road  
Towson, Maryland 21204

### NOTICE OF HEARING

RE: Petition for Variance - N/S Joppa Rd., 200' W of Greenwood Road  
Case No. 80-251-A

TIME: 9:30 A.M.

DATE: Thursday, June 12, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

*William E. Hammond*  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY



May 29, 1980

Mr. & Mrs. Arthur G. vanRuth  
1104 W. Joppa Road  
Towson, Maryland 21204

RE: Petition for Variance  
N/S Joppa Rd., 200' W of Greenwood  
Road - Case No. 80-251-A

Dear Mr. & Mrs. vanRuth:

This is to advise you that \$10.38 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:sdj

Beginning at a point on the North side of Joppa Road, 200' ± west of Greenwood Road, as recorded in the Land Records of Baltimore County in Liber 34 Folio 35, Lot 11, Charles Street Overlook. In the 9th Election District. Otherwise known as 1104 W. Joppa Road.

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

June 13, 1980

Mr. & Mrs. Arthur G. van Routh  
1104 West Joppa Road  
Towson, Maryland 21204

RE: Petition for Variance  
N/S of Joppa Rd., 200' W of Greenwood  
Rd. - 9th Election District  
Arthur G. van Routh, et ux -  
Petitioners  
NO. 80-251-A (Item No. 189)

Dear Mr. & Mrs. van Routh:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

*JEAN M. H. JUNG*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel

quoted 6-13-80  
release 7/14/80  
if no appeal

1104 W. JOPPA RD  
TOWSON, MD 21204  
JUNE 23, 1980.

Mr. William E. Hammond  
Zoning Commissioner  
Room 109, County Office Building  
Towson, Maryland 21204

RE: Case No. 80-251-A  
Building Permit Application  
No. 27716  
Election District 9

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

*Arthur G. van Routh*  
Margaret G. van Routh

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 9th Date of Posting: MAY 22, 1980  
Posted for: PETITION FOR VARIANCE  
Petitioner: ARTHUR G. VAN ROUTH, ET UX  
Location of property: N/S JOPPA RD., 200' W OF GREENWOOD ROAD  
Location of Signs: FRONT 1104 W. JOPPA RD.  
Remarks: Thomas K. Roland  
Posted by: Thomas K. Roland Date of return: MAY 29, 1980  
Number of Signs: ONE

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 24th day of March, 1980.  
Filing Fee \$ 25.00 Received: ☒ Check  
☐ Cash  
☐ Other

*William E. Hammond*  
William E. Hammond, Zoning Commissioner

Petitioner: Arthur & Margaret van Routh submitted by: Arthur van Routh  
Petitioner's Attorney: Reviewed by: [Signature]

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION FOR VARIANCE

9th District  
Zoning: Petition for Variance for side yard setback.  
Location: North side of Joppa Road, 200 feet West of Greenwood Road.  
Date & Time: Thursday, June 12, 1980 at 9:30 a.m.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance to permit a side yard setback of 7 feet in lieu of the required 15 feet.

The Zoning Regulations to be excepted as follows:  
Section 1802.2.B (205.3) - side yard setbacks  
All that parcel of land in the Ninth District of Baltimore County.

Beginning at a point on the North side of Joppa Road, 200 feet more or less west of Greenwood Road, as recorded in the Land Records of Baltimore County in Liber 34, Folio 35, Lot 11, Charles Street Overlook. In the 9th Election District. Otherwise known as 1104 W. Joppa Road.

Being the property of Arthur G. vanRouth, et ux, as shown on the plat plan filed with the Zoning Department.

Hearing Date: THURSDAY, JUNE 12, 1980 AT 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF  
WILLIAM E. HAMMOND  
Zoning Commissioner of Baltimore County

The Essex Times

Essex, Md. July 22, 1980

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 22nd day of June, 1980.  
Publisher.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 088835

DATE: June 19, 1980 ACCOUNT: 01-662

AMOUNT: \$10.38

RECEIVED FROM: Arthur G. vanRouth

FOR: Advertising and Posting for Case No. 80-251-A

VALIDATION OR SIGNATURE OF CASHIER

DUPLICATE  
CERTIFICATE OF PUBLICATION

TOWSON, MD., May 22, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. 21204, of one time, before the 22nd day of June, 1980, the first publication appearing on the 22nd day of May, 1980.

THE JEFFERSONIAN  
S. Frank Strickland  
Manager.  
Cost of Advertisement, \$ 17.50

PETITION FOR VARIANCE  
9th DISTRICT  
ZONING: Petition for Variance for side yard setback.  
LOCATION: North side of Joppa Road, 200 feet West of Greenwood Road.  
DATE & TIME: Thursday, June 12, 1980 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
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Being the property of Arthur G. vanRouth, et ux, as shown on the plat plan filed with the Zoning Department.  
Hearing Date: Thursday, June 12, 1980 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
By Order Of  
WILLIAM E. HAMMOND  
Zoning Commissioner of Baltimore County  
May 22

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 088823

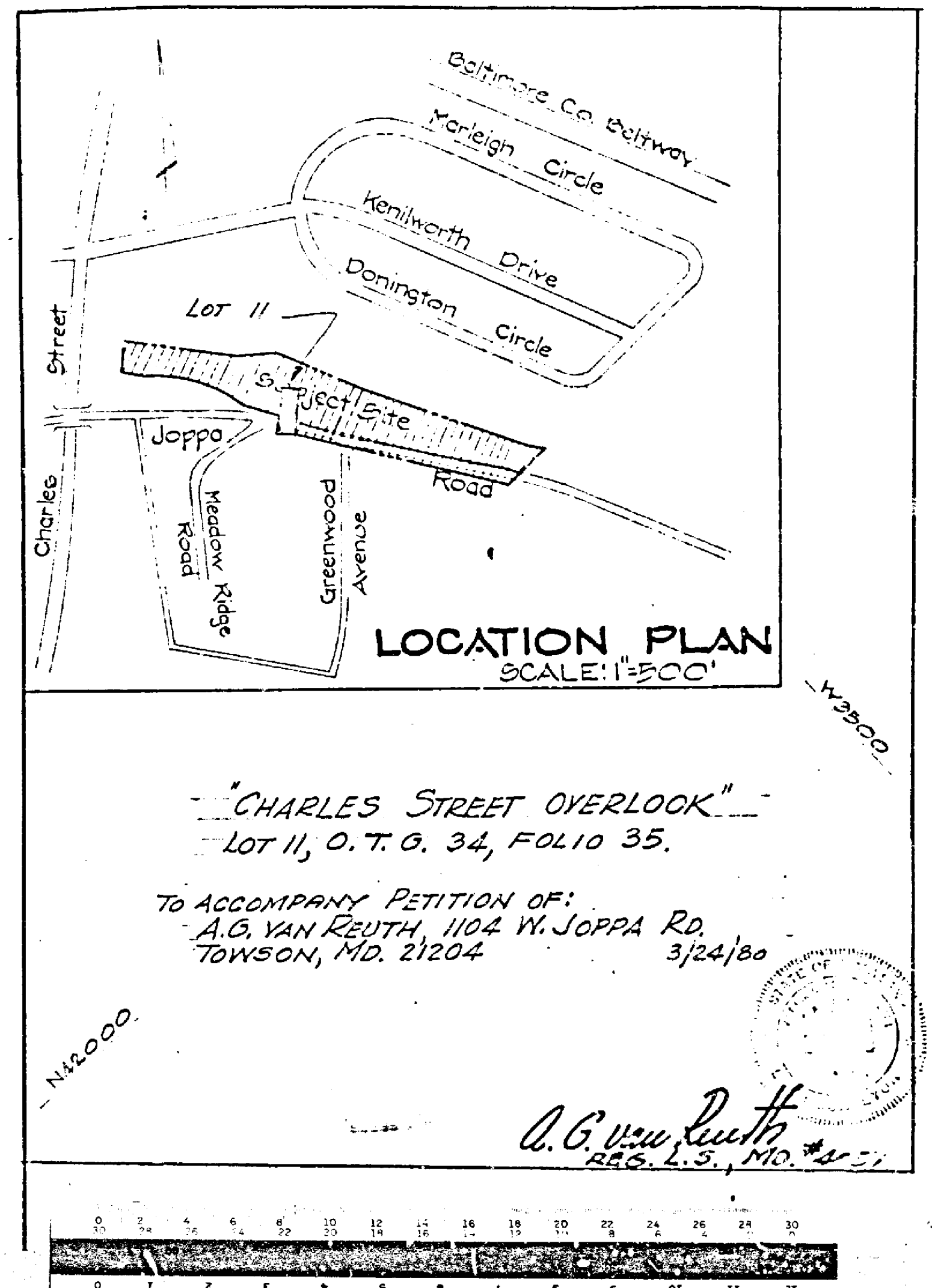
DATE: May 14, 1980 ACCOUNT: 01-662

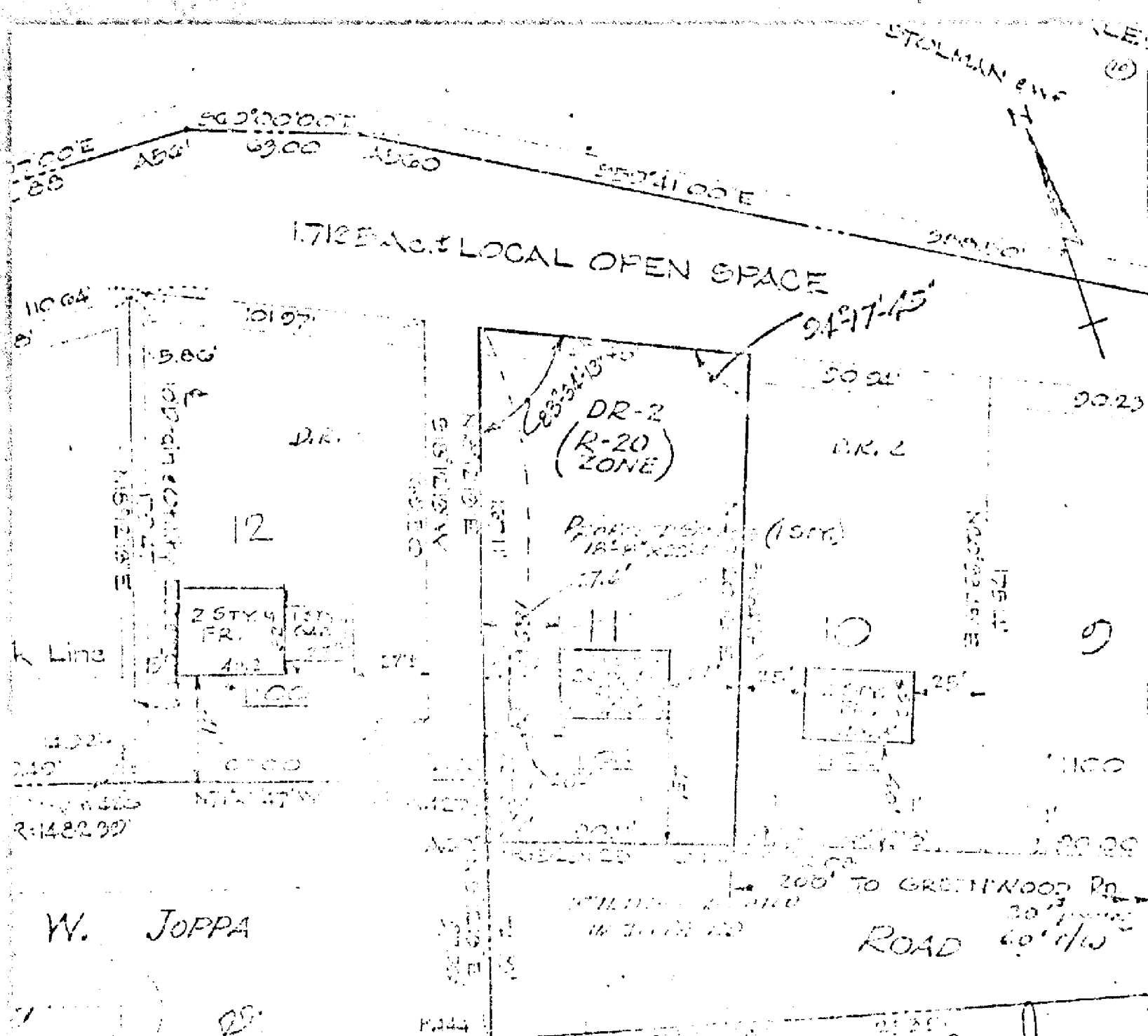
AMOUNT: \$25.00

RECEIVED FROM: Arthur G. van Routh

FOR: Filing Fee for Case No. 80-251-A

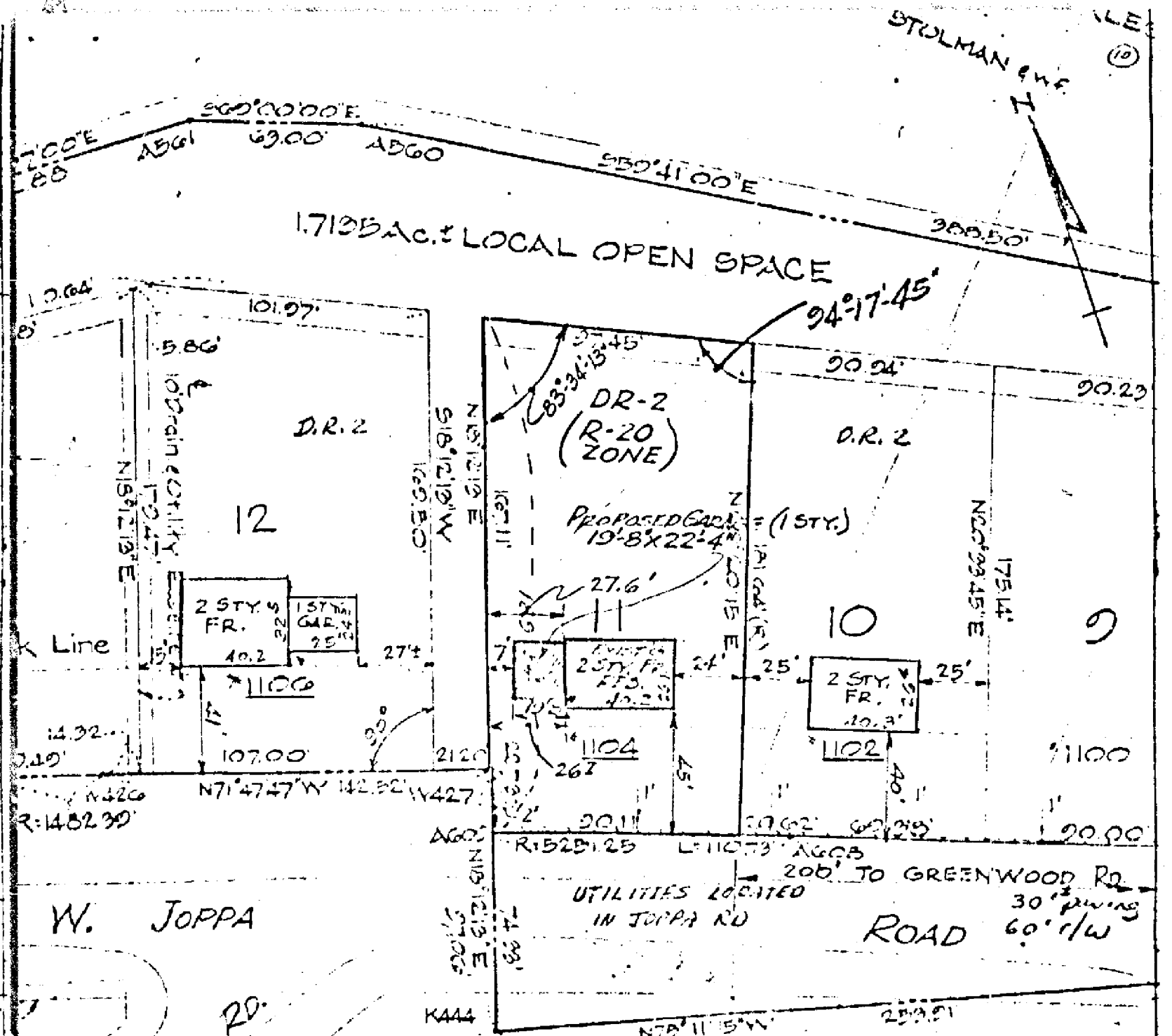
VALIDATION OR SIGNATURE OF CASHIER





MEADOWRIDGE RD.  
W. JOPPA  
1104 W. JOPPA RD.  
TOWSON, MD. 21204  
SA: LOT 11, "CHARLES STREET OVERLOOK", O.T.G. 34/35  
9TH DIST, BALTO. CO., MD.  
PART OF PLAT: "CHARLES STREET OVERLOOK" O.T.G. 34 FOLIO 35.  
SHOWING #1104 W. JOPPA RD. (LOT II) SCALE: 1"=50' MARCH 24, 1980.

A.G. McRuth  
REG. P.E. & LAND SURVEYOR MD #4057  
3/24/80  
STATE OF MARYLAND  
LAND SURVEYOR  
R-20 ZONE



MEADOWRIDGE RD.  
W. JOPPA  
1104 W. JOPPA RD.  
TOWSON, MD. 21204  
SA: LOT 11, "CHARLES STREET OVERLOOK", O.T.G. 34/35  
9TH DIST, BALTO. CO., MD.  
PART OF PLAT: "CHARLES STREET OVERLOOK" O.T.G. 34 FOLIO 35.  
SHOWING #1104 W. JOPPA RD. (LOT II) SCALE: 1"=50' MARCH 24, 1980.

A.G. McRuth  
REG. P.E. & LAND SURVEYOR MD #4057  
3/24/80  
STATE OF MARYLAND  
LAND SURVEYOR  
R-20 ZONE

